

AN ORDINANCE ~~XX~~ CC-2013-27

IN THE MATTER OF VACATION OF 10 FOOT DRAINAGE EASEMENT AND A NEW DEDICATION OF A 10 FOOT DRAINAGE EASEMENT LOCATED WITHIN THE BOUNDARY OF LOT 77B OF THE REPLAT OF LOT 77A, 77B, 77C IN THE REPLAT OF LOT 78 and LOT 77 OF TRIPLE CROWN ESTATES SUBDIVISION RECORDED IN DOCUMENT #2003R-010695.

BE IT ORDAINED

BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

A petition filed by POWER BROKERS LLC, William A. Roberts, Managing Member with the County Commissioners of Warrick County to vacate a drainage easement and dedication of a new drainage easement, all which is located in Lot 77B of the replat of Lot 77A, 77B and lot 77C, in Triple Crown Estates replat lot 78 and lot 78 of triple Crown Estates, being part of the east half of the northwest quarter of the northwest quarter of section 27-T6S-R9W in Ohio Township, Warrick County, Indiana and is hereby approved, said easements for particularly described as follows:

Vacated easement legal

A part of Lot 77B of the replat of Lot 77A, 77B &, 77c in Replat Lot 78 and Lot 77 of Triple Crown Estates as recorded in Document 2003R-010695 of the Office of Recorder, Ohio Township, Warrick County, Indiana and more particularly described as follows:

Beginning at a point on the south line of Lot 77B north 89 degrees 32 minutes west a distance of 101.72 feet from the southeast corner of Lot 77B; thence north 89 degrees 32 minutes west a distance of 10 feet; thence north 00 degrees 20 minutes east a distance of 269 feet; thence south 89 degrees 32 minutes east and distance of 10 feet; thence south 00 degrees 20 minutes west a distance of 269 feet to the point of beginning and containing .016 acres.

New easement legal

A part of Lot 77B of the replat of Lot 77A, 77B 8, 77C in Of Triple Crown Estate in the Replat of Lot 78 and Lot 77 as recorded in Document 2003R-010695 of the Office of Recorder, Ohio Township, Warrick County, Indiana and more particularly described as follows:

Beginning at a point on the south line of Lot 77B, north 89 degrees 32 minutes west a distance of 122.87 feet from the southeast corner of Lot 77B; thence north 89 degrees 32 minutes west a distance of 10 feet; thence north 2 degrees 41 minutes 37 seconds east a distance of 10.0 feet; thence north 89 degrees 32 minutes west a distance of 71.37 feet; thence north 15 degrees 32 minutes west a distance of 62.78 feet to the west line of lot 77B; thence north 00 degrees 20 minutes east a distance of 199.65 feet to the right-of-way line of highway 66; thence south 89 degrees 32 minutes east a distance of 10 feet; thence south 00 degrees 20 minutes west a distance of 198.21 feet; thence south 15 degrees 32 minutes east a distance of 52.89 feet; thence south 89 degrees 32 minutes east a distance of 74.46

feet; thence south 02 degrees 41 minutes 37 seconds west a distance of 20 feet to the place of beginning and containing 0.08 acres.

The County Commissioners of Warrick County held a hearing , was given by publication and certified mail to all properties adjoining Lot 77B to be vacated.

It is in the best interest of Warrick County that the petition of POWER BROKERS LLC be approved and it is hereby accepted and approved that the above described easements are vacated and dedicated within the authority vested in the County Commissioners of Warrick County to accept such petition.

This ordinance shall be in full force and effect from and after its passage by the County Commissioners of Warrick County, Indiana

ATTEST:

11-12-13
County Auditor, L. B. Dugan

WARRICK COUNTY COMMISSIONERS

L.B. Dugan

Don Williams
Mark Wersheit
Ruth A. Duf

"I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."

This document was prepared by Utilities Consulting Company, Inc.

James H. Bennett

Date:

10/3/13

Indiana State Hwy 66
N 89°32'00" W 221.00'

S 89°32'00" E 10.0'

S 89°32'00" E 10.0'

Top Existing Bank Existing Ditch

INDOT R/W Hwy 66

75' LEGAL DRAINAGE EASEMENT

S.I.G.E.Co Easmt Mis File 2 Card 98

Gas line

24" Steel Pwp

LOT 77 A

Triple Crown Estates

LOT 77 B

Doc # 2003R-010695

PROPOSED NEW 10' Drainage Esmt.

10' Drainage Easement to Be Vacated

10' Drainage Easement

S 02°34'07"W 20.00'

P.O.B. of Easmt. Dedicate

P.O.B. of Easmt. Vacate

Southeast Corner LOT 77B Triple Crown Estates

N 89°32'00" W 101.72'

10' Easement PUE Easement

N 89°32'00" W 122.87'

N 02°34'07" E 10.00'

N 89°32'00" W 10.00'

E 201.42' 301.42'

RUFFIAN LANE

Count Fleet Drive

EXHIBIT "A"

STORM SEWER RELOCATION
LOT 77B Triple Crown Estates

DRAWN	DATE	POWER BROKERS LLC. 8800 RUFFIAN LANE NEWBURGH, INDIANA 47630
APPROVED	9/18/13	
SCALE	1"=40'	SHEET



D. J. McDonald
9/23/13